

Reservoir Road

Burton-on-Trent, Staffordshire, DE14 2FS

John German





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£450,000

A wonderful modern family home featuring an abundance of space including an impressive dining/living kitchen, four good sized bedrooms, two en suites plus a family bathroom that enjoys all of the benefits of a corner plot such as a large driveway, double garage and generous garden.



Built by Davidsons Homes, this highly impressive detached family home enjoys a corner position with the benefit of a large driveway and detached double garage. Conveniently situated just a few minutes' drive from Burton's town centre and well placed for schools of all ages.

The property has a versatile layout and starts with a grand hallway having double ceiling height with a glimpse of the feature 'bridge' landing above.

The lounge enjoys a dual aspect and extends to the full depth of the property having French doors out to the rear garden.

Also off the hall is a two-piece guest's cloakroom and a separate dining room with a front facing window, this room could also be used as a home office/study or additional sitting room if required.

The highlight of the ground floor is the open plan living and dining kitchen, perfect for families and entertaining. The kitchen is fitted with a range of high gloss base, drawer and wall units complemented by smart work surfaces and a matching centre island that also incorporates a dining/breakfast bar. Integrated appliances comprise a double oven, five ring gas hob, extractor hood, fridge freezer and dishwasher. There is ample space for both dining furniture and soft seating and the room enjoys a triple aspect including French doors out to the rear garden. Practical tiled floor runs underfoot and continues into the adjacent utility room having further base units, worktop and appliance space. An understairs storage cupboard is accessed from both the utility and hallway.

The first floor landing has a 'bridge' across and gives access to four genuinely good sized bedrooms. The dual aspect master bedroom is an impressive sized room with fitted wardrobes across one wall and its own en suite shower room.

Bedroom two also has the luxury of its own en suite and fitted wardrobes across one wall while bedrooms three and four share a stylishly appointed bathroom having a four piece suite including a bath and separate shower cubicle.

The property has a sunny rear garden with a large paved terrace ideal for outdoor dining and entertaining, a generous stretch of lawn, decked seating area and a feature curved wall.

An expansive driveway gives access to the detached double garage. The front and side gardens have been landscaped for ease of maintenance with a neat artificial lawn either side of the path to the front door.

Note: We understand there is an Estate Management fee of approximately £140 per annum.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

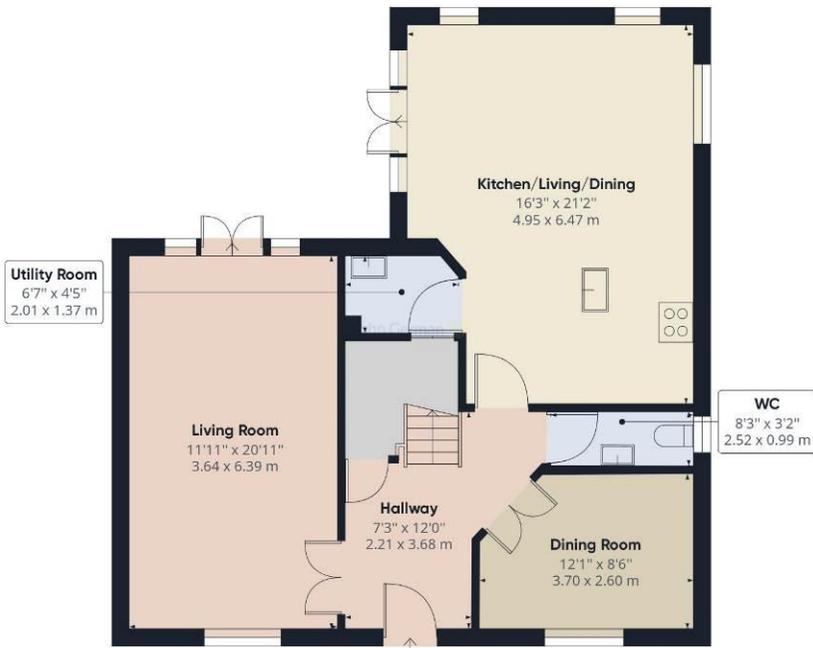
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10072023

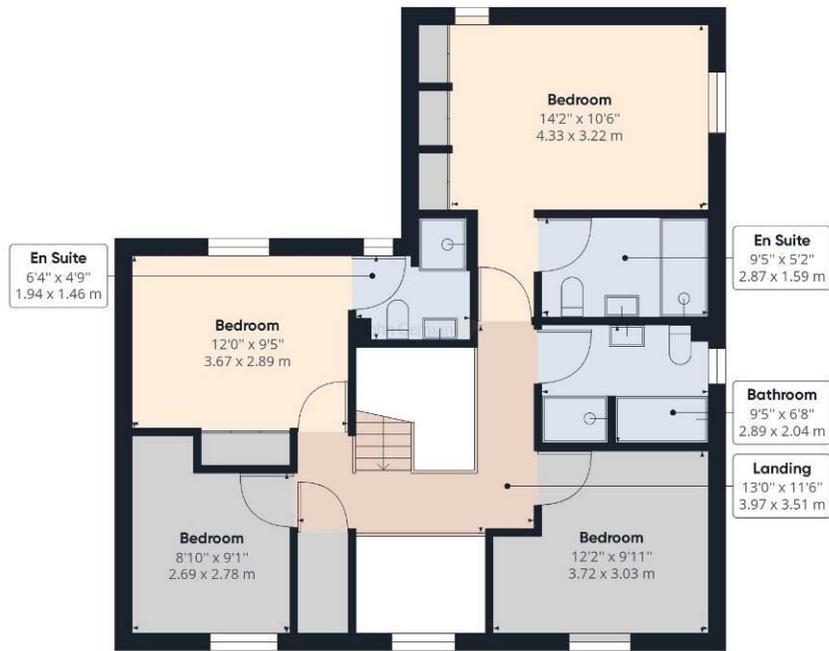
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1936.61 ft²

179.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



